

CONTINUUM OF CARE (CoC) BOARD

SEPTEMBER 24, 2025 | 3:30-5:00PM

VIRTUAL MEETING

TIME	AGENDA ITEM
3:30pm	1. Call to Order
3:33pm	2. Welcome
3:35pm	3. Public Comment
3:40pm	4. Approval of Agenda (ACTION) LaBarre moves Hall seconds Agenda is approved
3:43pm	5. Approval of August and September Supplemental Meeting Minutes (ACTION) LaBarre moves Seipelt seconds Minutes are approved
3:50pm	6. CoC Board Co-Chair Nomination (ACTION) <i>Andy LaBarre, Washtenaw County District 9 Commissioner</i> Seipelt moves Hall seconds • R. Smith reviews why LaBarre should be Co-Chair. R. Smith is looking to retire and is very busy, and LaBarre is a great asset to the board. • Kunes references the action item summary on page 12 of the board packet as to LaBarre's history on the board and his background. • LaBarre expresses that we are coming into a time where we need more cooperation and coordination and what he hopes to accomplish as co-chair. Andy LaBarre is approved as the new co-chair
3:55pm	7. Letters of CoC Support (ACTION) LIHTC for Hickory Way III– <i>Wendy Carty-Saxon, Avalon Housing</i> MSHDA ESTH Application – <i>Kim Montgomery, SafeHouse</i> MSHDA ESTH Application – <i>Kellie Rutledge, Ozone House</i> Carlisle moves Montgomery seconds

	• Carty-Saxon explains they are submitting for the third time to get tax credits. She shares updates on Hickory Way III. It is all one-bedroom units (39 units) with half of the units are dedicated to the most in need. She shares their funding has shifted since the past year, so instead, they are combining tax credits with some other funding sources. • Rutledge explains that they are seeking a letter of support to submit with their request for additional funding. They had received funding in the past two years and are now looking for additional funding to finish up the space they have been building. • Montgomery is applying for funding to purchase a generator. It is difficult for them to function when power outages occur. Rutledge abstains (Ozone House) Cooper abstains (Hickory Way) Montgomery abstains (SafeHouse) Motion is approved
4:05pm	8. HUD CoC Board Survey Responses and Draft 2025 Ranking Policy – <i>Kelli Pryor, KP Collective Concepts (Consultant)</i> Pryor is here to share updates and themes from a survey completed by the board as well as general updates to the competition. Highlights of presentation are as follows: • NAEH shares that HUD has not have any communication about releasing new NOFO, but they still intend to issue it. Funding will most likely not be awarded before January. There are indications that similar changes to CoC Builds will be in the upcoming NOFO. • There are ongoing opportunities to advocate to your representatives for grant renewals instead of new NOFO process. • Board priorities for CoC funding include promoting quality affordable housing, balancing renewals stabilities with strategic investments in new projects, expanding housing for families (especially PSH), and transparent discussion and consensus for rating policy. • There is a priority for a spectrum of housing interventions with PSH being the highest priority (diversion/prevention is not eligible to be funded). • Families with children are the highest priority population with youth, chronically homeless, and DV survivors also being priorities. • When considering new projects, the board reports they want to avoid destabilizing current projects or affecting those currently housed. They also are concerned about risks to successful renewal projects if funding goes to untested new projects. There were comments about enhancing system capacity and want to focus on projects that complement and enhance the current projects and system.

- Discussion about the possibility of reallocating funding, priorities of where funds should be reallocated, considerations to make, and strategies for reallocation.
- The Board wants transparency from FRT – they want clear guidance for evaluation and reallocation.

Board discussion:

- Kunes shares that it is becoming apparent that the board feels they do not have all the required information to effectively vote on items. She asks for feedback from the board on what OCED could do to broaden perspectives, increase engagement, and bring a more critical and intentional lens.
- R. Smith weighs in that there is education missing on the board. Board members don't feel comfortable sharing and weighing in because they don't have enough education to do so.
- Prior encourages board members to engage in conversation even if they are not completely knowledgeable in the process.
- Cooper shares that he spoke with Pryor and encourages other board members to do similar things if they are having a hard time understanding. He also shares that if the CoC is seeking input from the community, that the CoC needs to call the community in and inform them.
- Carlisle reflects that this grant process is very complex and different from other grants. She suggests that it would be helpful to have a NOFO summary to know all aspects to the process and how the CoC can improve.
- Hall shares that they are making a film about the homeless response system in Washtenaw County and thinks it could be a good educational tool in the future.
- Mogensen reflects that lack of public education is a systemic problem because the content is very complex and not general knowledge.
- Pankey suggests getting audio/visual materials for members to look over to broadly learn about the system.

Pryor continues to share about survey results

- Review of board's thoughts surrounding HUD "merit thresholds"
- Key take aways include advancing affordable housing, pursuing strategic new projects, considering performance-based allocation, and making collaborative, data-driven funding decisions
- Next steps include refining the FRT, refining rating policy language, developing criteria for reallocation decisions, and continuing to engage collectively on funding strategy and NOFO

4:35pm

9. Arbor One System-Wide Response – *Pam Smith, Office of Community and Economic Development (OCED)*

Hall motions to move this agenda item to a future meeting

	Motion is approved
4:45pm	10. CoC PWLEH Compensation Policy Taskforce – <i>Kristin Kunes, Office of Community and Economic Development (OCED) and Taskforce Representative</i> Hall motions to move this agenda item to a future meeting Motion is approved
4:55pm	11. Federal Transitions and Implications
4:58pm	12. Public Comment
5:00pm	13. Adjournment Meeting is adjourned at 4:55

Key Terms

LIHTC: Low Income Housing Tax Credit

MSHDA: Michigan State Housing Development Authority

ESTH: Emergency Shelter Transitional Housing

HUD: U.S. Department of Housing and Urban Development

PWLEH: People with Lived Experience of Homelessness

Board Position	Board Member
WHA Director	Amanda Carlisle, Director, Washtenaw Housing Alliance (WHA)
CoC At-Large	Aaron Cooper, Avalon Housing
Homeless or Housing Program	Dan Kelly, Shelter Association of Washtenaw County (SAWC)
Homeless or Housing Program	Jan Little, Michigan Ability Partners (MAP)
Faith Community	Jim Mogensen, Religious Action for Affordable Housing (RAAH)
Domestic Violence Provider Representative	Kim Montgomery, SafeHouse Center Services Director
WHA Board Member	Rhonda Weathers, SOS Community Services
Police/Sherriff	Alex Thomas
OCED Director	Toni Kayumi
Housing Commissions	Jennifer Hall, Director of Ann Arbor Housing Commission (AAHC)
Workforce Development	Johnny Epps, Michigan Works Southeast
CMH Director	Katie Hoener, Community Mental Health OR Melisa Tasker, Community Mental Health (CMH)
Housing Access for Washtenaw County	Amanda Guanco, Call Center Supervisor
Substance Abuse Coordinating Agency Director	Nicole Adelman, Community Mental Health Partnership of Southeast Michigan (CMHPSM)
Another Township or City Highest Elected Official	Renee Smith, City of Ypsilanti
Public Health Director	Ruth Kraut, Deputy Health Officer
CoC At-Large	Tish Lee, Legal Services of South Central Michigan (LSSCM)
Housing Commissions	Zachary Fosler, Director of Ypsilanti Housing Commission (YHC)
City of Ann Arbor Mayor	John Hieftje, Former Mayor
McKinney Vento Liaison	Kellie Rutledge, Ozone House Director
Lived Experience Representative	Vanessa Pankey
Lived Experience Representative	KJ Pedri, Homelessness Solidarity Network
Youth Advisory Board Representative	Le'Mia Brown or Jayla Allen
Youth Advisory Board Representative	Le'Mia Brown or Jayla Allen
Michigan Department of Health and Human Services Director	Renee Adorjan, MDHHS Director OR Alice Seipelt, Community Coordinator
Veterans Administration	Gabriel Parra, Health Care for Homeless Veterans Coordinator
Washtenaw County Board Chair	Greg Dill, County Administrator OR Andrew LaBarre, County Commissioner
Private Funder	Shekinah Singletery, Trinity Health
Police/Sherriff	Chief Andre Anderson, Ann Arbor Police Department
Police/Sherriff	Vacant
WHA Board Member	Vacant
CoC Non-Funded Agency	Elizabeth Alpert, Washtenaw Intermediate School District (WISD)
Institute of Higher Education	Neeraja Aravamudan, Edward Ginsberg Center